

**RESOLUTION NO. 2015-0401**

**A Resolution Authorizing**

**Sale of Real Estate**

**WHEREAS**, The City of Champaign Township owns real estate located at 203 West Green Street, Champaign, Illinois, being legally described as follows:

Tract 1:

The East 129.75 feet of Lot 3, lying South of Green Street and the East 129.75 feet of the North 12 feet of Lot 2, all in Block 5 of John H. Thomas Addition to Champaign, as per plat recorded in Deed Record 14, page 358, in Champaign County, Illinois,

EXCEPT a parcel of land described as follows; Beginning at the Northwest Corner of the above described property, thence Southerly along the East line of said Lot 3 for 11 feet, thence Northwesterly for 14.81 feet to a point on the South right of way line of Green Street, thence Easterly along the South right of way line of Green Street for 10 feet to the place of beginning, in Champaign County, Illinois.

P.I.N.: 43-20-13-208-010;

and 603 South Randolph, Champaign, Illinois, being legally described as follows:

Tract 2:

A part of Lot 2, Block 5 of John H. Thomas Addition to Champaign, as per plat recorded in Deed Record 14, page 358, in Champaign County, Illinois, described as follows: Commencing at a point 12 feet South of the Northwest corner of Lot 2 in Block 5 of John H. Thomas Addition to Champaign, thence West 189.75 feet, thence South 59 feet, thence East 189.75 feet, thence North 59 feet to the point of beginning;

EXCEPT a parcel of land described as follows: The West 12 feet of the East 189.75 feet of the North 71 feet of said Lot 2.

ALSO EXCEPT a parcel of land described as follows: The West 47 feet of the East 176.75 feet of the North 14 ½ feet of said Lot 2.

P.I.N.: 43-20-13-208-011

**WHEREAS**, the property at 203 West Green Street is comprised of one office building, and the property at 603 South Randolph is comprised of a single family dwelling converted to office space;

**WHEREAS**, the above parcels of real estate total approximately 16,689 square feet, zoned ITMXD, In-Town Mixed Use District;

**WHEREAS**, the City of Champaign Township intends to sell the above-described real property in accordance with 60 ILCS 1/30-50;

**WHEREAS**, an appraisal of said property by state licensed real estate appraiser, said appraisal dated December 2, 2014, has been publicly available since December 16, 2014; and is attached hereto as Attachment 1; and

**WHEREAS**, 60 ILCS 1/30-50 authorizes the electors to make all orders for the sale of the Township's corporate property that may be deemed conducive to the interests of all inhabitants and sets for the procedures by which the sale process must be conducted;

**NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED** by the electors present at this Annual Meeting of the City of Champaign Township, held April 14, 2015, as follows:

**Section 1.** That the following described real estate is to be sold by the City of Champaign Township:

Tract 1:

The East 129.75 feet of Lot 3, lying South of Green Street and the East 129.75 feet of the North 12 feet of Lot 2, all in Block 5 of John H. Thomas Addition to Champaign, as per plat recorded in Deed Record 14, page 358, in Champaign County, Illinois,

EXCEPT a parcel of land described as follows: Beginning at the Northwest Corner of the above described property, thence Southerly along the East line of said Lot 3 for 11 feet, thence Northwesterly for 14.81 feet to a point on the South right of way line of Green Street, thence Easterly along the South right of way line of Green Street for 10 feet to the place of beginning, in Champaign County, Illinois.

and

Tract 2:

A part of Lot 2, Block 5 of John H. Thomas Addition to Champaign, as per plat recorded in Deed Record 14, page 358, in Champaign County, Illinois, described as follows: Commencing at a point 12 feet South of the Northwest corner of Lot 2 in Block 5 of John H. Thomas Addition to Champaign, thence West 189.75 feet, thence South 59 feet, thence East 189.75 feet, thence North 59 feet to the point of beginning;

EXCEPT a parcel of land described as follows: The West 12 feet of the East 189.75 feet of the North 71 feet of said Lot 2.

ALSO EXCEPT a parcel of land described as follows: The West 47 feet of the East 176.75 feet of the North 14 ½ feet of said Lot 2.

**Section 2.** That the clerk, upon publication of this resolution, shall publish notice of the date by which bids must be received, which shall be not less than 30 days after the date of publication, and of the place, time, and date of which bids shall be opened, which shall be at a regular meeting of the Township board;

**Section 3.** That the Township board may accept the high bid, or any other bid determined to be in the best interests of the township by a vote of three-fourths of the township board then holding office, but in no event at a price less than 80% of the appraised value. The township board may reject any and all bids.

**Section 4.** That following acceptance of a bid, the Board of Town Trustees of the City of Champaign Township is authorized to negotiate the final terms and conditions of the sale, based on the terms and conditions of sale approved by the electors herein, and approve a sale if the Town Board determines such sale is in the best interest of the Township.

**Section 5.** That the City of Champaign Township Supervisor and Clerk of the City of Champaign Township are hereby authorized to execute all documents in connection with the sale of said real estate.

**Section 6.** That the Board of Town Trustees sets the minimum sale price of the property at \$450,000.00. Priority will be placed on the Township's ability to continue to provide services without interruption.

**PRESENTED, APPROVED, ADOPTED, AND RECORDED** at the Annual Meeting of the City of Champaign Township on this 14<sup>th</sup> day of April, 2015 at 7:00 PM.

RESOLUTION NO. 2015-0401

PASSED:

APPROVED: \_\_\_\_\_ (MODERATOR)

ATTEST: \_\_\_\_\_ (TOWN CLERK)

APPROVED AS TO FORM:

\_\_\_\_\_ (TOWNSHIP ATTORNEY)